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**L.D.S. CHURCH  
PA000053  
LAS FLORES PLANNED COMMUNITY**

***PROJECT LOCATION***

The project is located at southeast corner of Oso Parkway and Antonio Parkway within the Las Flores Planned Community.

***PROJECT DESCRIPTION***

A site plan is proposed for a church with an alternate development standard for a 62' high steeple instead of the standard 35' height. The proposed church will be a 1-story building with 16,558 square feet containing a chapel, cultural hall, Sunday school classrooms (used less than 4 hours per week) and related administration offices and services used for Sunday worship. Hours of operation are primarily Sunday all day, and intermittent Monday through Friday weeknight youth and social events during the hours of 7:00am till 10:00pm. Children's daycare is not proposed or intended for this site. The proposed project also includes a separate 14'x20' storage building for maintenance equipment and a trash enclosure.

***ANALYSIS/MITIGATION***

The following sections provide further explanation of items listed in the Environmental Analysis Checklist. The letters shown in parenthesis correspond to specific items in each category in the checklist.

**1. *Land Use (a, b, c, d,)***

The proposed project would not result in any significant land use inconsistencies. The subject property lies within the Las Flores Planned Community in the unincorporated area of Orange County and the proposed use is generally consistent with the County's General Plan, Planning and Zoning Laws. The proposed church is to be developed on a pre-graded lot on a parcel designated for church use. Although the proposed steeple height (62') exceeds the permitted height standard of 35', it can be approved under the "alternate standard" provision of the Las Flores Planned Community Regulations.

Existing land uses on the adjacent site include single-family and multi-family residential and a school. The proposed project will not conflict with adjacent land uses due to the nature of the uses. Therefore, the project is considered to be land use compatible with the surrounding facilities on the site.

No mitigation measure is necessary.

**2.      *Agriculture (a, b,)***

The proposed project would not result in conversion of farmland. The site has been previously graded already. No agricultural uses exist on the site.

No mitigation measure is necessary.

**3.      *Population and Housing (a, b, c,)***

The proposed project is a community service use to the existing communities within the region.. No additional housing will be induced. Therefore, there is no significant impact on population or housing based on the scope and type of use of the proposed project.

No mitigation measure is necessary.

**4.      *Geophysical (a, b, c, d, e, f, g, h,)***

No grading except minor refinement of the site will be needed for the proposed project. No significant geophysical impact will be generated by the project.

No mitigation measure is necessary.

**5.      *Hydrology & Drainage (a, b, c, d,)***

Alteration of the site for placement of the church facilities will be minimal, therefore, based on the questionnaire criteria, the project will not result in significant changes in water movement, increases in surface runoff, increases in erosion, changes in the amount of surface water in local and regional bodies of water or exposure of people or property to hydrology related hazards from the site.

No mitigation measure is necessary.

**6.      *Water Quality***

The proposed project could generate water quality impacts from the planting and maintenance of the church facilities, and potential oil and other pollutants from the parking lot. However, a standard condition of approval will require the applicant to submit a Water Quality Management Plan specifically identifying Best Management Practices that will be used on-site to control predictable pollutant runoff and reduce the water quality impact to a level less than significant.

No mitigation measure is necessary.

**7.      *Transportation / Circulation (a, b, c, d, e, f, g, h, i,)***

As a church facility, the project will not generate any significant additional traffic impact beyond what was addressed in the previously certified Final EIR 506. Most of the traffic generated by the church will be on week-ends and away from the normal peak hours. The project will not affect waterborne, rail or air traffic, create internal circulation problems either locally or regionally. Sufficient parking is proposed within the project area to support the proposed church uses.

No significant transportation/circulation impacts are expected from the proposed project, therefore, no mitigation measure is necessary.

**8.     *Air (a, b, c, d,)***

The proposed project is located within the South Coast Air Basin. The project applicant must adhere to the applicable standard conditions imposed on all development within the South Coast Air Basin for dust suppression required by the SCAQMD (e.g., Rules 402 and 403). Short-term use of construction equipment and fugitive dust emissions will occur. This increase will be temporary and minor due to the short duration and extent of the construction activities. The project will generate some vehicular traffic during preparation of the site and within hours of church operation. However, most of the vehicular traffic from the church operation will be generated on weekends away from the normal peak hours. Therefore, this project will not emit significant air pollutants or cause any other significant air quality related impact.

No mitigation measure is necessary as the applicant will be required to follow the Orange County Grading Code and Manual for dust control.

**9.     *Noise (a, b, c,)***

During construction of the project, short-term noise impacts due to noise emissions from construction will occur. However, due to the limited timeframe of the use and the type of equipment used, it will be minimal and not significant.

Sensitive receptors are within a one-half mile radius of the site; however, due to the County's standard condition of approval for noise control, noise will not significantly affect the surrounding receptors.

**10.    *Biological Resources (a, b, c, d, e, f,)***

Based on observations, the site had been graded and cleared of most vegetation. The project will not impact endangered species of plants, animals or any other biological resources of special concerns. No significant impact will be generated by the proposed project.

No mitigation measure is required.

**11.    *Aesthetics (a, b, c, d,)***

The project will be located on an existing community facility site in a previously graded area. The proposed church activity will be buffered by the landscaped setback and the parking area. The 1-story church building with brick siding and earth-tone roofing is generally 25' high. The steeple of the church will be 62' high. Although the steeple exceeds the permitted 35' height limit, if allowed under the alternate standard, the proposed steeple will not create a significant aesthetic impact due the surrounding rolling hillside backdrop including the Chiquita Ridge. The standard County condition of approval regarding light and glare impact will require that all exterior lighting be designed and located to confine all direct rays to the subject site. Therefore, no significant visual impact or light/glare will be generated from the site.

No mitigation measure is necessary.

**12. *Cultural / Scientific Resources (a, b, c,)***

The proposed project site has been previously disturbed by grading activity. The proposed project will not include any additional grading. No significant impact will be generated by the project.

No mitigation measure is necessary.

**13. *Recreation (a, b, c,)***

Because of the community service nature of the proposed project, it will not significantly affect the quality or quantity of existing recreational opportunities, and will not increase the demand for recreational facilities.

No mitigation measure is required.

**14. *Energy and Mineral Resources (a, b,)***

The proposed project would not result in the loss of any mineral resources or availability of any locally - important mineral resource recovery site.

No mitigation measure is required.

**15. *Hazards (a, b, c, d, e, f, g, h,)***

No hazardous substances are associated with the proposed project. There is no risk of exposure of people to hazardous, toxic, flammable or explosive substances.

*No mitigation measure is necessary.*

**16. *Public Services (a, b, c, d, e,)***

The proposed project will not create a need for new facilities or the extension of existing facilities that would have adverse physical or service related impacts.

No mitigation measure is required.

**17. *Utilities and Service Systems (a, b, c, d, e,)***

Operation of the facility will require minimal energy consumption. Increases in energy consumption due to the proposed project are expected to be incremental and insignificant. Development of new sources of energy will not be required.

No mitigation measure is required.

## **FINDINGS:**

- A. The project would not have significant impacts on fish or wildlife habitat or communities, rare or endangered species or any period of California history.
- B. Due to the project's small scale and the County standard conditions of approval described above, no long-term environmental goals would be compromised.
- C. Due to the small scale of the project and the County standard condition of approval described above there are no known effects from other projects that would result in significant cumulative impacts.
- D. The project would not have any adverse effects on human beings. The mitigation measure described above would reduce the adverse effect below the level of significance.
- E. This project is covered by Final EIR 506, previously certified on 12/5/90 which serve as a program EIR for the entire Los Flores Planned Community and Addendum PA000053.

## **DETERMINATION:**

I find that the proposed project could not have a significant effect on the environment.

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Grace Fong

Date